

# TO LET

578-580 Alexandra Parade  
Glasgow G31 3BP

- ▶ Situated in suburb of Dennistoun, Glasgow
- ▶ High levels of pedestrian and vehicular traffic
- ▶ Rental offers of £18,000 pa invited
- ▶ Total area – 2,297 sq. ft



## LOCATION

The subject is located in the Dennistoun in East Glasgow, which is a densely populated and popular suburb.

Alexandra Parade is one of the major thoroughfares that runs east-west through the area. The location is well supported with a healthy level of public transport options. The area is also served by Alexandra Parade rail station that links into the Glasgow low level network.

The subject is situated on the south side of the street and benefits from a good mix of national and independent occupiers such as **Ladbrokes**, **Premier Express**, **Slater Hogg & Howison** and **Allen & Harris**.

## ACCOMMODATION

The frontage of the unit is of a traditional style with three panelled windows. Internally the ground floor consists of a large retail space and there is staired access down to the basement which has WCs and a safe room as well as other large storage spaces.

The approximate net internal floor areas are shown below:

GROUND FLOOR	1,183 SQ FT	109.9 SQ M
BASEMENT	1,114 SQ FT	103.5 SQ M
TOTAL	2,297 SQ FT	213.4 SQ M

## PLANNING

The subjects currently benefits from Class 1A planning consent. Interested parties are advised to speak directly to the Local Planning Authority.

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## RENT

Offers of **£18,500 per annum** exclusive are invited.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£18,000**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£8,964**.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



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